



**Planning Staff Report to
Design Review Board - Urban
January 21, 2022**
for the February 3, 2022 Public Hearing

Docket Number:	21-945
Applicant:	David Thompson, Architect
Property Owner:	Kirk Crawford, Windsor Aughtry
Property Location:	40 W. Broad Street
Tax Map Number:	0059000400206, 00590004002070
Acreage:	.36, .22
Zoning:	C-4, Central Business District, Halprin District, Court Square District
Proposal:	Construction of new structure and amenities in courtyard, exterior modifications to storefront of existing building
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Staff Update:

The applicant previously submitted for the January DRB and the item was deferred by the Board pending further study of the roofing material, redesign of the structure to complement the adjacent building, and delineation of public and private space. The proposed design now features two open-air structures that will house outdoor dining, a bar, and fireplace with lounge seating to serve restaurant guests. One structure, acting as an extension of the building, contains a simple roof and parapet supported by columns with smooth stucco finish. The main structure is now designed as a butterfly style roof with steel frame, cedar tongue-and-groove decking, and metal roofing. All previous upgrades to the building storefronts are proposed as previously submitted.

The project is located in the C-4, Central Business District, Halprin District, and Court Square District.

The complete scope of work and provided materials are as follows:

- Remove three (3) existing canopy trees, grind stumps, and patch tree wells with brick to match existing hardscape.
- Remove three (3) existing light posts.
- Remove approx. 1,050 square feet of existing artificial turf and replace with brick paving to match existing hardscape.

- Remove approx. 70 linear feet of existing storefront facing the interior courtyard and approx. 17 linear feet of existing storefront facing Broad Street and replace with new storefronts to match existing.
- Remove existing canvas awnings facing the interior courtyard and Broad Streets.
- Construct a new steel-framed butterfly style roof structure within the interior courtyard with painted tube steel columns, steel open web joists, cedar tongue and groove decking, and metal roofing (specific color is 'terratone' by McElroy Metal). This structure will contain new pendant lights.
- Construct a new smooth stucco roof structure extending from the adjacent building with smooth stucco columns and parapet, and cedar tongue and groove ceiling to match the adjacent structure. This structure will also contain new pendant lights.
- Construct a new gas fireplace and bar and add new furnishings within the extent of the new brick paved area.

Staff Analysis:

Staff finds that the revised roofing material selection, paired with the additional rendering of the view from Main Street satisfy previous concerns regarding visibility of the roof from the public realm.

The simplified design of the structure adjacent to the building, as well as the symmetrical roofline of the main structure serve to reduce visual clutter and competition between the shelters and the existing buildings per DRB's previous comments.

Per DRB recommendation, the proposed design also extends the plaza pavement further than the previous iteration to better delineate the public and private space. Staff recognizes that this transitional zone will be best defined by the choice and placement of furnishings and recommends that the applicant continue to work with staff on product selection and placement.

Staff also notes that the proposed fireplace has been clarified as gas-burning and will be subject to specific review by the City Fire Department.

Concerning the removal of the existing canvas awnings, staff finds that these awnings are redundant with the adjacent canopy trees, and their removal would not adversely affect the articulation of the building.

Therefore, staff recommends approval with the following conditions:

- 1. Applicant shall work with staff for furniture choice and placement to create an inviting and legible entry into the plaza and building per Downtown Design Guidelines sections PRI 3.1, 3.3, and 3.5.**
- 2. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 3. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of**

Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Department Comments and Conditions:

Environmental Engineer Comments

Date: 12/10/2021

Recommend: Approve w/ Comments

Comments:

No permanent structures shall be erected over the Sanitary Sewer main located in the courtyard.

Relevant Design Guidelines:

PRIVATE REALM

PRI 3. ENTRY

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages..
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.
- 3.9 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.
- 3.SS Steep slopes: Ensure that entrances are placed at street level, not above or below grade. Where stairways and/or ramps to entrances are unavoidable due to grade, ensure that they are highly visible and integrated into the architectural and landscape design of the building. Stairs and ramps should enhance and not restrict the walkability of adjacent sidewalks..
- 3.LP Large parcels: For large parcel developments with multiple tenants: Provide distinct entrances and retail fronts to support a more resilient and flexible design that will accommodate the location of future uses.
- 3.ME Mass entertainment venues: Avoid pedestrian congestion by providing ample area for event queuing clear of the sidewalk zone. Physically delineate queuing area with bollards

or other separators. Provide cover for at least 50 percent of the designated queuing areas. Ensure that entries allow for adequate access for emergency vehicles.

PRI 5. ARTICULATION

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous façades.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:
 - Chamfered or rounded corners
 - Projecting and recessed balconies and entrances,
 - Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
 - Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.
- 5.LP Use detail and articulation to help distribute the mass and scale of larger buildings into smaller parts. Avoid large monotonous façades.

PRI 6. MATERIALITY

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.
- 6.WE West End Historic District: Brighter colors may be applied more predominantly to contribute positively to a more vibrant, exciting setting but must still be coordinated with the building composition and surrounding character.

PRI 7. ARCHITECTURAL LIGHTING

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.
- 7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.
- 7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a “halo” around the skylight sign. Backlighting may be combined with other types of lighting.

PRI 8. PRIVATE OUTDOOR SPACES

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 11. EXISTING ARCHITECTURE

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area
- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally important features of the existing building.
- 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.

- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.



**Planning Staff Report to
Design Review Board - Urban
December 14, 2021**
for the January 6, 2022 Public Hearing

Docket Number:	21-945
Applicant:	David Thompson, Architect
Property Owner:	Kirk Crawford, Windsor Aughtry
Property Location:	40 W. Broad Street
Tax Map Number:	0059000400206, 00590004002070
Acreage:	.36, .22
Zoning:	C-4, Central Business District, Halprin District, Court Square District
Proposal:	Construction of new structure and amenities in existing building courtyard and exterior modifications to plaza storefront of existing building
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application Request:

The applicant proposes construction of a new open-air, steel framed roof structure in the courtyard space commonly known as 'Village Green.' The structure will house outdoor dining, a bar, and fireplace with lounge seating to serve restaurant guests. Existing fabric awnings, three trees, and a small portion of existing artificial turf are identified for removal. New masonry pavers, to match the existing plaza, are proposed as an extension to accommodate this new amenity. The existing fabric awnings along the courtyard and along Broad Street are also identified for removal and existing plaza storefronts are intended to be replaced in-kind to match the existing storefronts.

The project is in the C-4, Central Business District, Halprin District, and Court Square District.

The scope of work and provided materials are as follows:

- Remove three (3) existing canopy trees, grind stumps, and patch tree wells with brick to match existing hardscape.
- Remove three (3) existing light posts, cap all electrical.
- Remove approx. 1,050 square feet of existing artificial turf and replace with brick paving to match existing hardscape.

- Remove approx. 70 linear feet of existing storefront facing the interior courtyard and approx. 17 linear feet of existing plaza storefront that faces Broad Street and replace with new storefronts to match existing.
- Remove existing canvas awnings facing the interior courtyard and Broad Streets.
- Construct a new steel framed roof structure within the interior courtyard with tube steel columns, steel open web joists, cedar tongue and groove decking, and white thermoplastic roof membrane.
- Construct a new fireplace and bar and add new furnishings within the extent of the new brick paved area.

Staff Analysis:

Staff finds that each of the proposed improvements comply with the goals established in the Downtown Design Guidelines and are acceptable with minor modifications to improve legibility and delineation between public and private space. Given the high visibility of the site from Main Street and the elevation of the courtyard, staff recommends further study of the roof membrane material and views from the street to ensure a positive pedestrian experience. Staff also notes that the proposed fireplace is subject to specific review by the City Fire Department and recommends that the fireplace be gas-fired to prevent any nuisances posed by wood fires.

Concerning the removal of the existing canvas awnings, staff finds that these awnings are redundant with the adjacent canopy trees, and their removal would not adversely affect the articulation of the building.

Therefore, staff recommends approval with the following conditions:

1. **The applicant must continue to work with the City to reach agreement on the proposed modified use of the existing plaza space. No permits can be issued until there is a Resolution by Council on this matter. In addition, any changes necessitated by City Council deliberation, will require resubmittal to the DRB.**
2. **Applicant shall work with staff and two members of the Board for final approval of the design of the public/private edge to create an inviting and legible entry into the plaza and building per Downtown Design Guidelines sections PRI 3.1, 3.3, and 3.5.**
3. **The applicant shall work with staff and two members of the Board to ensure proper material selection for the roofing membrane per sections PRI 6.1 and 6.4.**
4. **Proposed outdoor fireplace shall be gas not wood**
5. **Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
6. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of**

Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Department Comments and Conditions:

Environmental Engineer Comments

Date: 12/10/2021

Recommend: Approve w/ Comments

Comments:

No permanent structures shall be erected over the Sanitary Sewer main located in the courtyard.

Fire Department Comments

Date: 12/17/2021

Recommend: Approve w/ Conditions

Comments:

At time of plan submittal, compliance with all applicable International Fire Code (IFC) requirements must be indicated.

Relevant Design Guidelines:

PRIVATE REALM

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- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
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- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages..
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.

- 3.9 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.
- 3.SS Steep slopes: Ensure that entrances are placed at street level, not above or below grade. Where stairways and/or ramps to entrances are unavoidable due to grade, ensure that they are highly visible and integrated into the architectural and landscape design of the building. Stairs and ramps should enhance and not restrict the walkability of adjacent sidewalks..
- 3.LP Large parcels: For large parcel developments with multiple tenants: Provide distinct entrances and retail fronts to support a more resilient and flexible design that will accommodate the location of future uses.
- 3.ME Mass entertainment venues: Avoid pedestrian congestion by providing ample area for event queuing clear of the sidewalk zone. Physically delineate queuing area with bollards or other separators. Provide cover for at least 50 percent of the designated queuing areas. Ensure that entries allow for adequate access for emergency vehicles.

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- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous façades.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:
 - Chamfered or rounded corners
 - Projecting and recessed balconies and entrances,
 - Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
 - Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.
- 5.LP Use detail and articulation to help distribute the mass and scale of larger buildings into smaller parts. Avoid large monotonous façades.

PRI 6. MATERIALITY

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.

- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.
- 6.WE West End Historic District: Brighter colors may be applied more predominantly to contribute positively to a more vibrant, exciting setting but must still be coordinated with the building composition and surrounding character.

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- 7.1 Use light fixtures to accent and complement architectural elements.
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- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.
- 7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.
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- 7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a “halo” around the skylight sign. Backlighting may be combined with other types of lighting.

PRI 8. PRIVATE OUTDOOR SPACES

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 11. EXISTING ARCHITECTURE

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider

rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.

- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area
- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally important features of the existing building.
- 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.
- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL**

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	David Thompson Architect	Kirk Crawford, Windsor Aughtry
*Title:	Architect	Asset Manager
*Address:	704 Meeting Street, Charleston SC 29403	40 W. Broad Street, Suite 500, Greenville SC 29601
*Phone:	843-297-8939	864-516-4390
*Email:	dthompson@dthompsonarchitect.com	kcrawford@windsoraughtry.com

PROPERTY INFORMATION

*STREET ADDRESS 40 W Broad Street _____

*TAX MAP #(S) 0059000400206, 0059000400207 _____

*SPECIAL DISTRICT n/a _____

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

Requesting approval for new structure in the courtyard space with outdoor dining, bar, and fireplace feature. Requesting approval for modifications to the existing storefront on courtyard and Broad Street side. Requesting approval for removal of existing fabric awnings.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL Site plan review \$300.00
 Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
 Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
 Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
 Major (requires review by DRB) ½ original fee
 Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

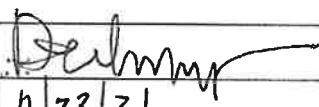
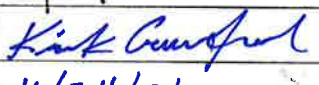
6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is **not** ___ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

*Signatures	
Applicant	
Date	11/23/21
Property Owner/Authorized Agent	
Date	11/24/21
Public Hearing Information	
Public Hearing Signs	

CA 21-945 • 40 WEST BROAD STREET

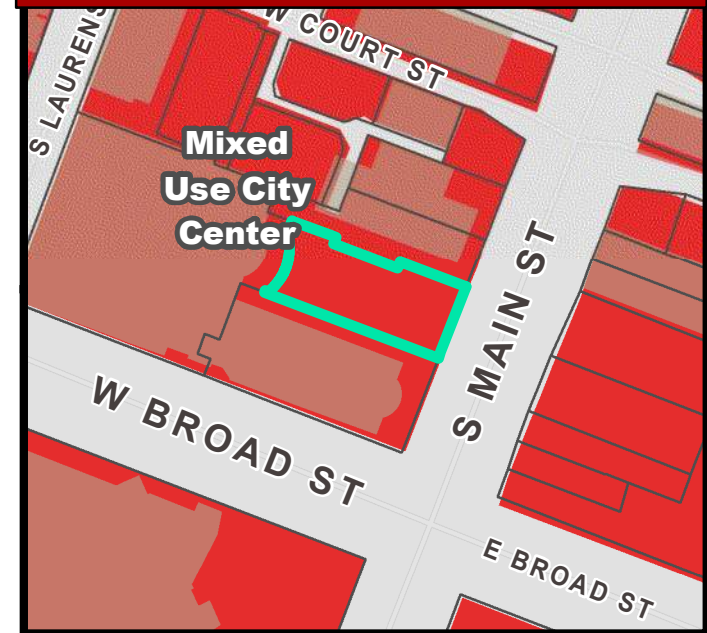
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

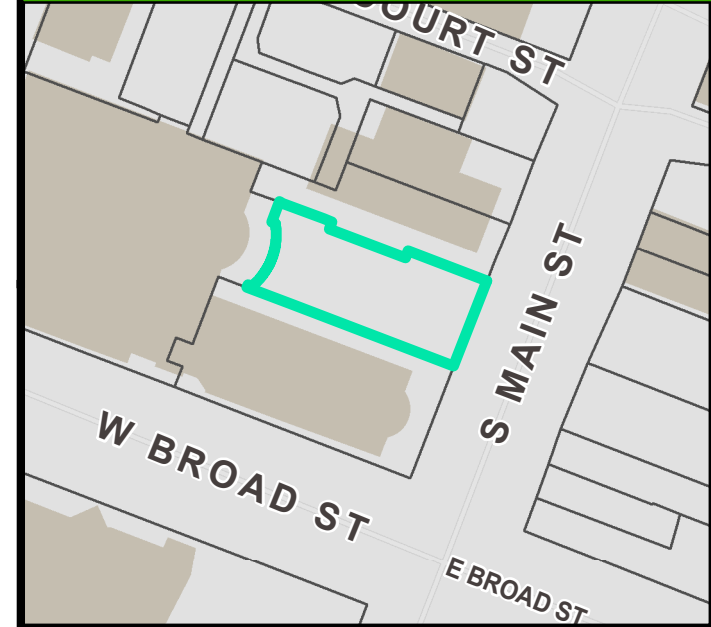


CA 21-945 • 40 WEST BROAD STREET

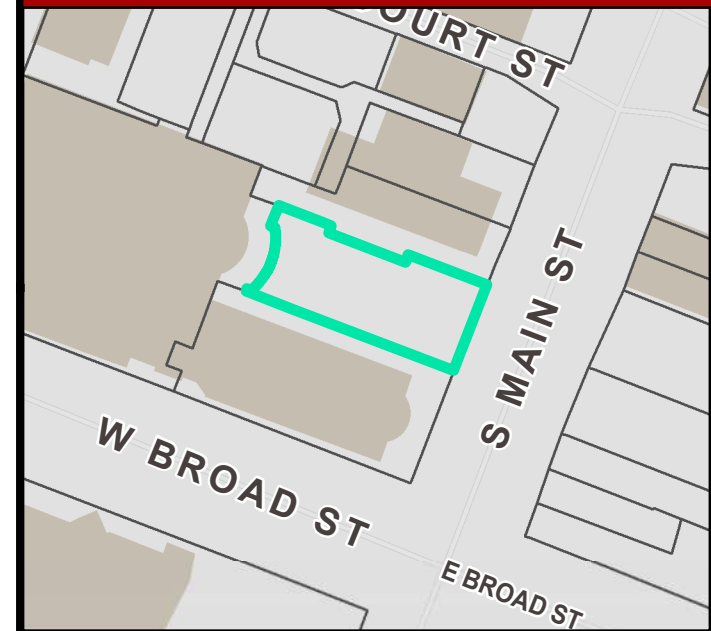
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

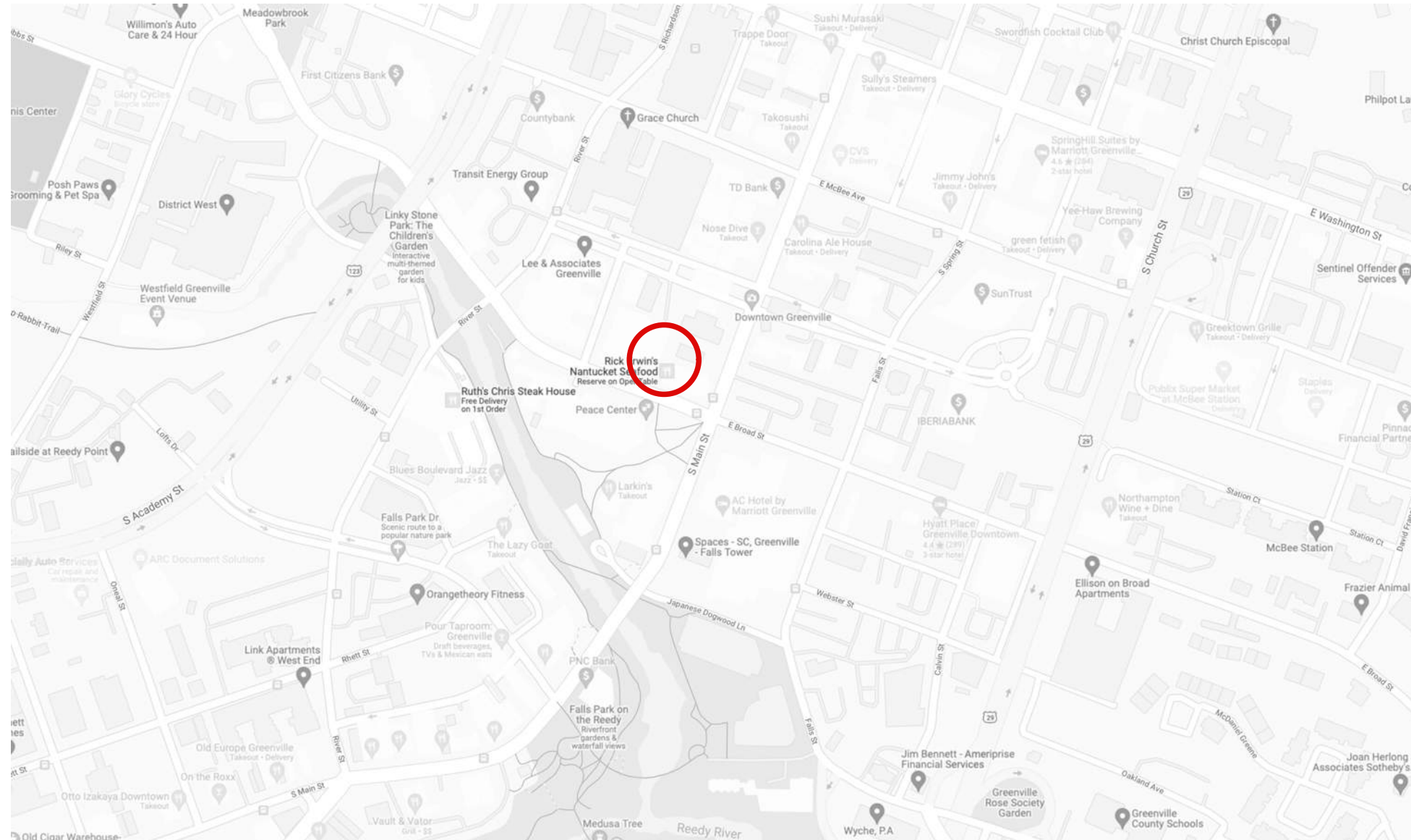


1. GENERAL CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF THE EXISTING CONDITIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS PRIOR TO BEGINNING WORK.
2. DRAWINGS SHALL NOT BE SCALED. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DIMENSIONAL CLARITY IS REQUIRED.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS PRIOR TO BEGINNING WORK.
4. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF CONTRACT DOCUMENTS.
5. WHERE DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONTRACTOR SHALL CLARIFY WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
6. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES, LAWS, AND ORDINANCES ASSIGNED BY THE AUTHORITIES HAVING JURISDICTION.
7. USE PRACTICES COMMON TO THE STANDARDS OF THE TRADES UNLESS SPECIFICALLY NOTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR COMPLETION OF THE WORK SHOWN. PERMITS SHALL BE OBTAINED PRIOR TO BEGINNING WORK.
9. GENERAL CONTRACTOR SHALL OBTAIN AND SCHEDULE ALL FIELD INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

5 PROJECT GENERAL NOTES

A.F.F. = ABOVE FINISH FLOOR	O.P.O.I. = OWNER PROVIDED, OWNER INSTALLED
CL = CENTER LINE	OPP = OPPOSITE
CONC = CONCRETE	PEMB = PRE ENGINEERED METAL BUILDING
CONT = CONTINUOUS	PT = PRESSURE TREATED
ELEV. = ELEVATION	PTD= PAINTED
EQ = EQUAL	SIM = SIMILAR
EXT = EXTERIOR	SYP = SOUTHERN YELLOW PINE
F.O.B. = FACE OF BLOCK	TBD = TO BE DETERMINED
F.O.S. = FACE OF STUD	TBS = TO BE SELECTED
F.O.W. = FACE OF WALL, (BRICK OR FINISH)	TYP = TYPICAL
FTG = FOOTING	VIF = VERIFY IN FIELD
HDG = HOT DIPPED GALVANIZED	WD = WOOD
INT = INTERIOR	WRC = WESTER RED CEDAR
KD = KILN DRIED	# DOOR DESIGNATION SYMBOL
N.I.C. = NOT IN CONTRACT	A WINDOW DESIGNATION SYMBOL
MR = MOISTURE RESISTANT	DIMENSION TO CENTER LINE
O.C. = ON CENTER	A STRUCTURAL COLUMN LINE
O.P.C.I. = OWNER PROVIDED, CONTRACTOR INSTALLED	INSULATION

4 ABBREVIATIONS & SYMBOLS



3 LOCATION MAP

SCALE: N/A

- G101 - TITLE SHEET
- G104 - SITE PHOTOS
- D100 - DEMO SITE PLAN
- A100 - PROPOSED SITE PLAN
- A105 - ENLARGED COURTYARD PLAN
- A106 - ENLARGED COURTYARD ROOF PLAN
- A201 - EXTERIOR ELEVATIONS
- A203 - EXTERIOR ELEVATIONS
- A204 - EXTERIOR VIEW 1
- A205 - EXTERIOR VIEW 2
- A206 - EXTERIOR VIEW 3
- A301 - SECTION

2 DRAWING LIST

SCALE: N/A

40 W. Broad Street, Suite 500
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PIN # 0059000400206 & 0059000400207

DESIGN REVIEW BOARD SUBMITTAL 01.18.2022

WINDSOR
AUGHTRY

DAVID THOMPSON ARCHITECT

PROFICIENT
ENGINEERING

MobileFixture
THE KITCHEN & RESTAURANT STORE
SINCE 1927

OWNER
WINDSOR AUGHTRY COMPANY
KIRK CRAWFORD - 864-516-4390
K.CRAWFORD@HOSPITALITYAMERICA.COM

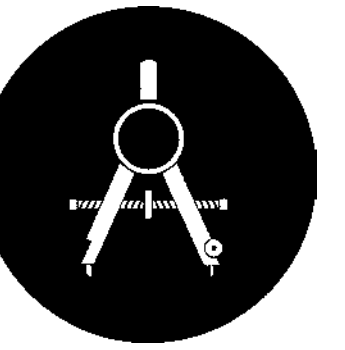
ARCHITECTURE AND PROJECT MANAGEMENT
DAVID THOMPSON - 843-297-8939
DTHOMPSON@DTHOMPSONARCHITECT.COM

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING
PROFICIENT ENGINEERING
BRIAN ARMENTA - 404.330.9798 x103
BRIAN@PROFICIENTENGINEERING.COM

KITCHEN EQUIPMENT CONSTULTANT
MOBILE FIXTURE
HANK CANTRELL - 615-426-4854
HANK.CANTRELL@MOBILEFIXTURE.COM

1 PROJECT TEAM

SCALE: N/A



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G101



VILLAGE GREEN - VIEW FROM HOTEL EXIT



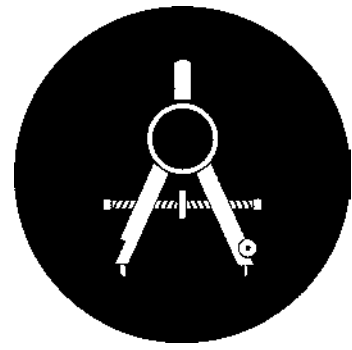
VILLAGE GREEN - VIEW FROM BOTTOM OF S. MAIN STREET STAIRS



W. BROAD STREET STOREFRONT



VILLAGE GREEN - VIEWED FROM S. MAIN STREET SIDEWALK



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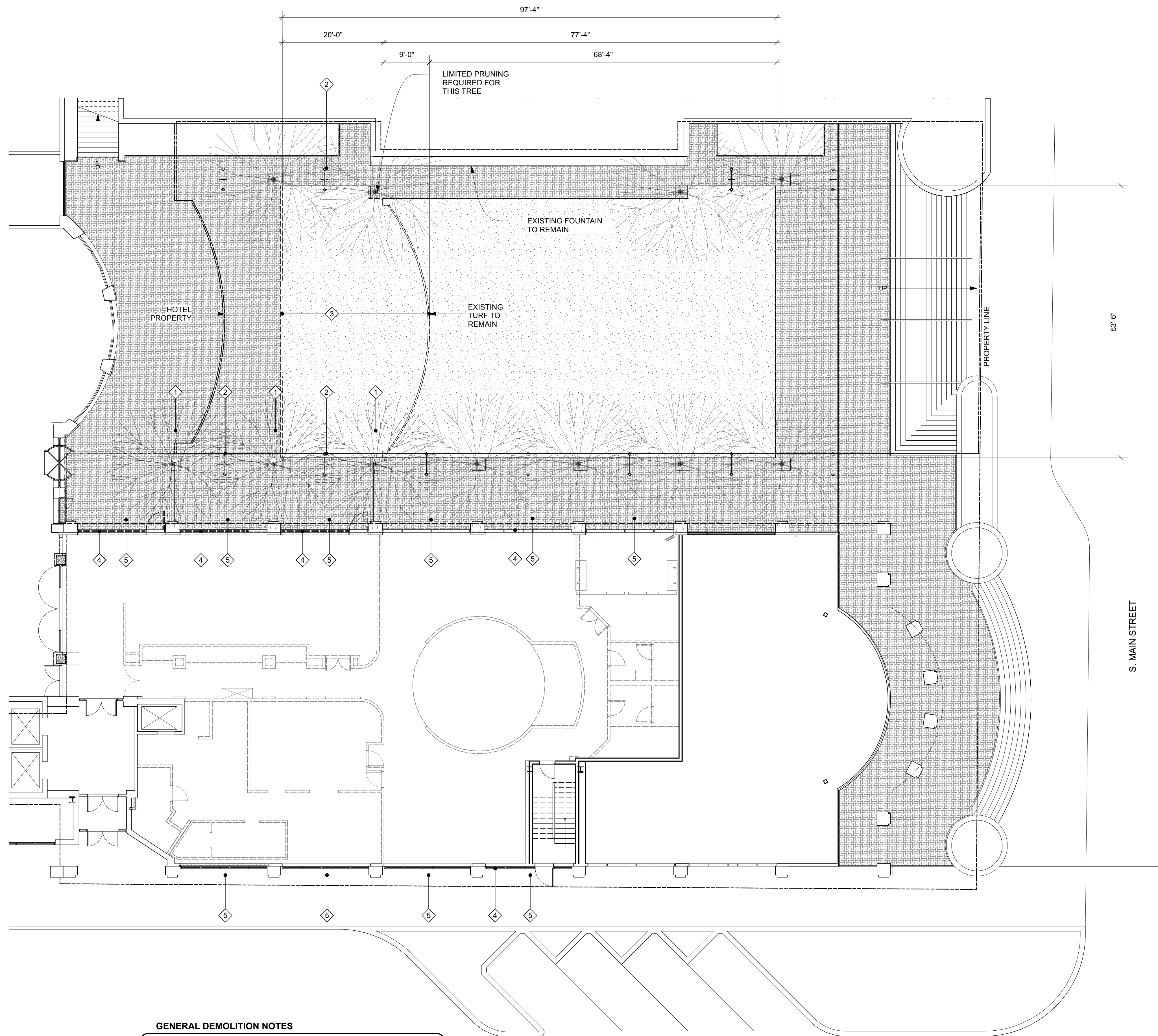
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GENERAL DEMOLITION NOTES

1. DASHED LINES INDICATE DEMOLITION ITEMS. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF DEMOLITION AND CONSTRUCTION. THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
3. SHOULD THE G.C. ENCOUNTER HAZARDOUS MATERIALS, THEY ARE RESPONSIBLE FOR NOTIFYING THE OWNER AND ARCHITECT PRIOR TO PROCEEDING ANY FURTHER. A PLAN WILL BE DEVELOPED FOR THE SAFE AND LAWFUL REMOVAL AND DISPOSAL OF SAID MATERIALS.
4. THE G.C. SHALL BE RESPONSIBLE FOR THE VERIFICATION OF NON-LOAD BEARING PARTITIONS AND COLUMNS TO BE REMOVED. PROVIDE ALL APPROPRIATE AND NECESSARY SHORING OR SUPPORT FOR OVERHEAD WORK.
5. THE G.C. SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IF ANY UNFORSEEN CONDITIONS ARE ENCOUNTERED.
6. SURFACES NOT BEING DEMOLISHED SHOULD BE PROTECTED.
7. REMOVE ANY ABANDONED DEVICES INCLUDING BUT NOT LIMITED TO SWITCHES, CONDUITS, WALL PROTECTIVE SHELVING OR CURTAIN RODS.

W. BROAD STREET

DEMOLITION KEY

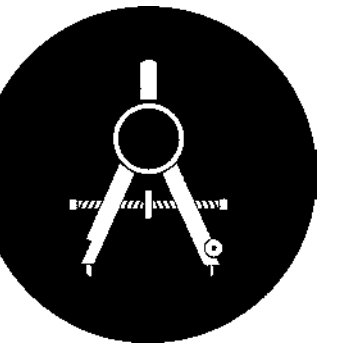
- | | |
|---|--|
| 1 | REMOVE EXISTING TREES, GRIND STUMPS, AND PATCH TREE WELLS W/ BRICK TO MATCH EXISTING HARDSCAPE |
| 2 | REMOVE EXISTING LIGHT POSTS. CAP ALL ELECTRICAL TO CODE. |
| 3 | REMOVE PORTION OF EXISTING TURF. |
| 4 | REMOVE PORTION OF EXISTING STOREFRONT FOR MODIFICATION. |
| 5 | REMOVE EXISTING CANVAS AWNINGS. |



1
D100

DEMOLITION SITE PLAN

SCALE: 3/32" = 1'-0"



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D100



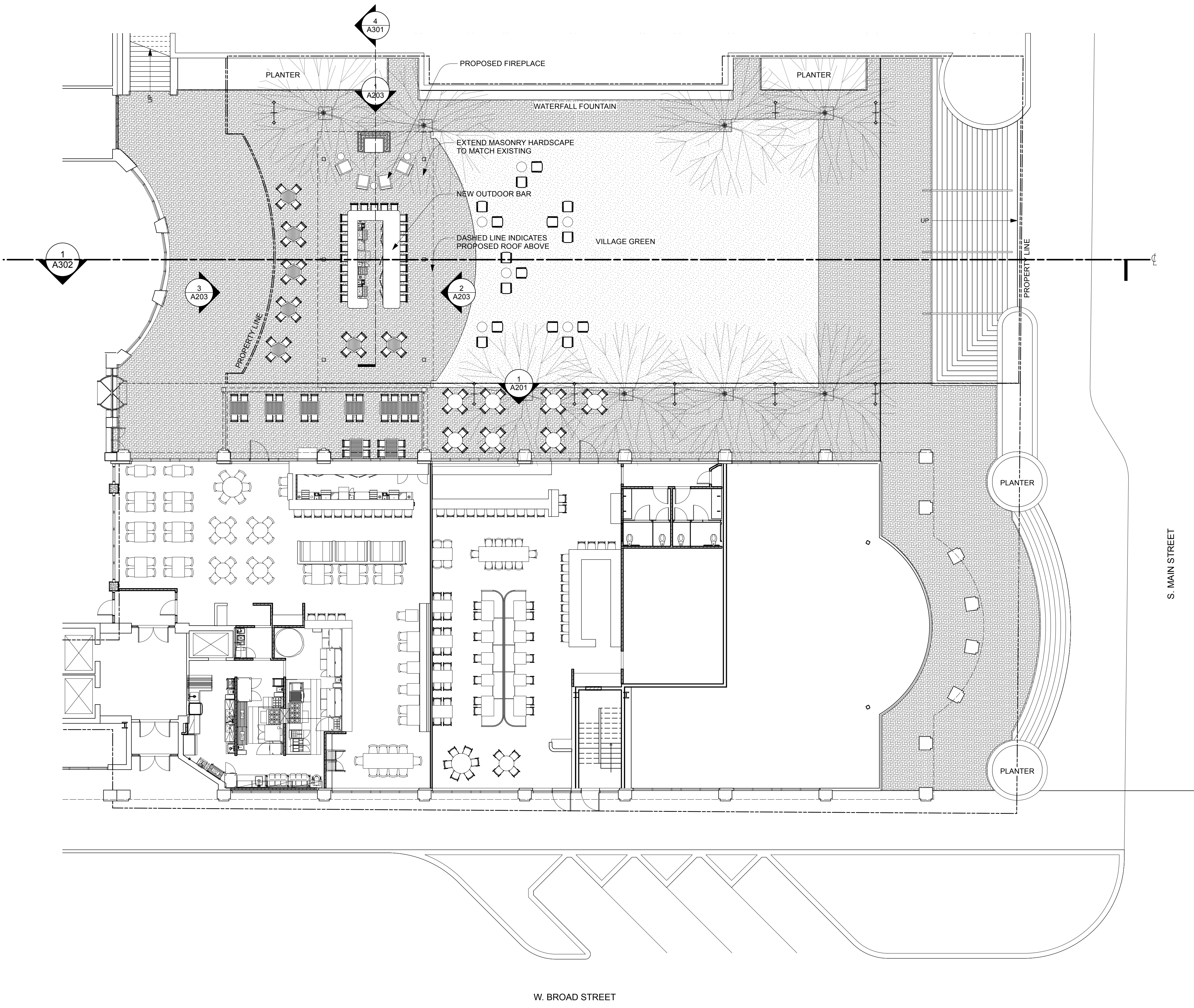
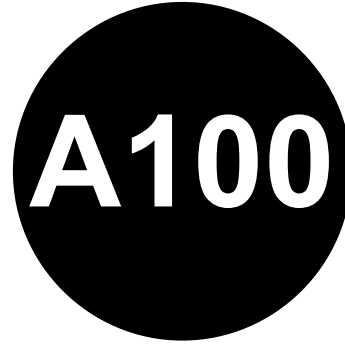
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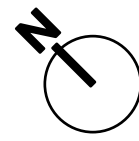
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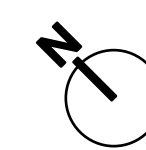
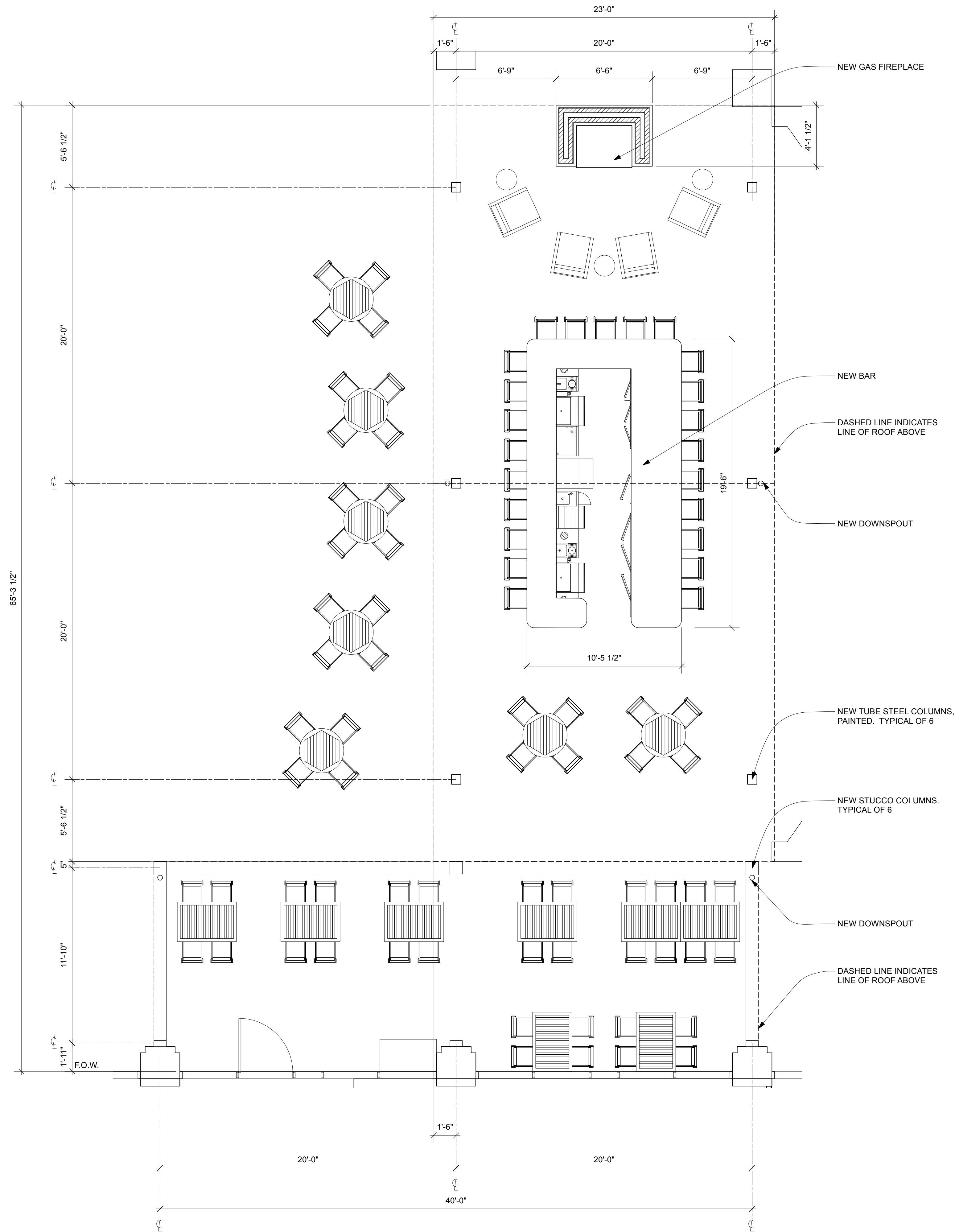


- NOTES
- SEE G103 FOR WALL TYPES
 - INDICATES NEW WALL
 - SEE A500 FOR DOOR SCHEDULE

NOTE: FURNITURE SHOWN FOR REFERENCE AND DESIGN INTENT ONLY

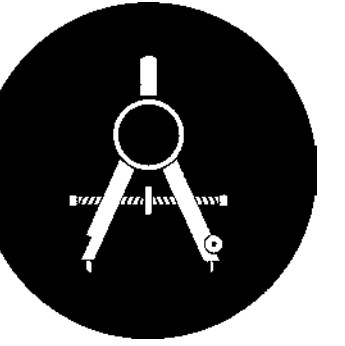


4
A100
PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"



3
A105

ENLARGED COURTYARD PLAN
SCALE: 1/4" = 1'-0"



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A105



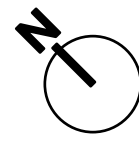
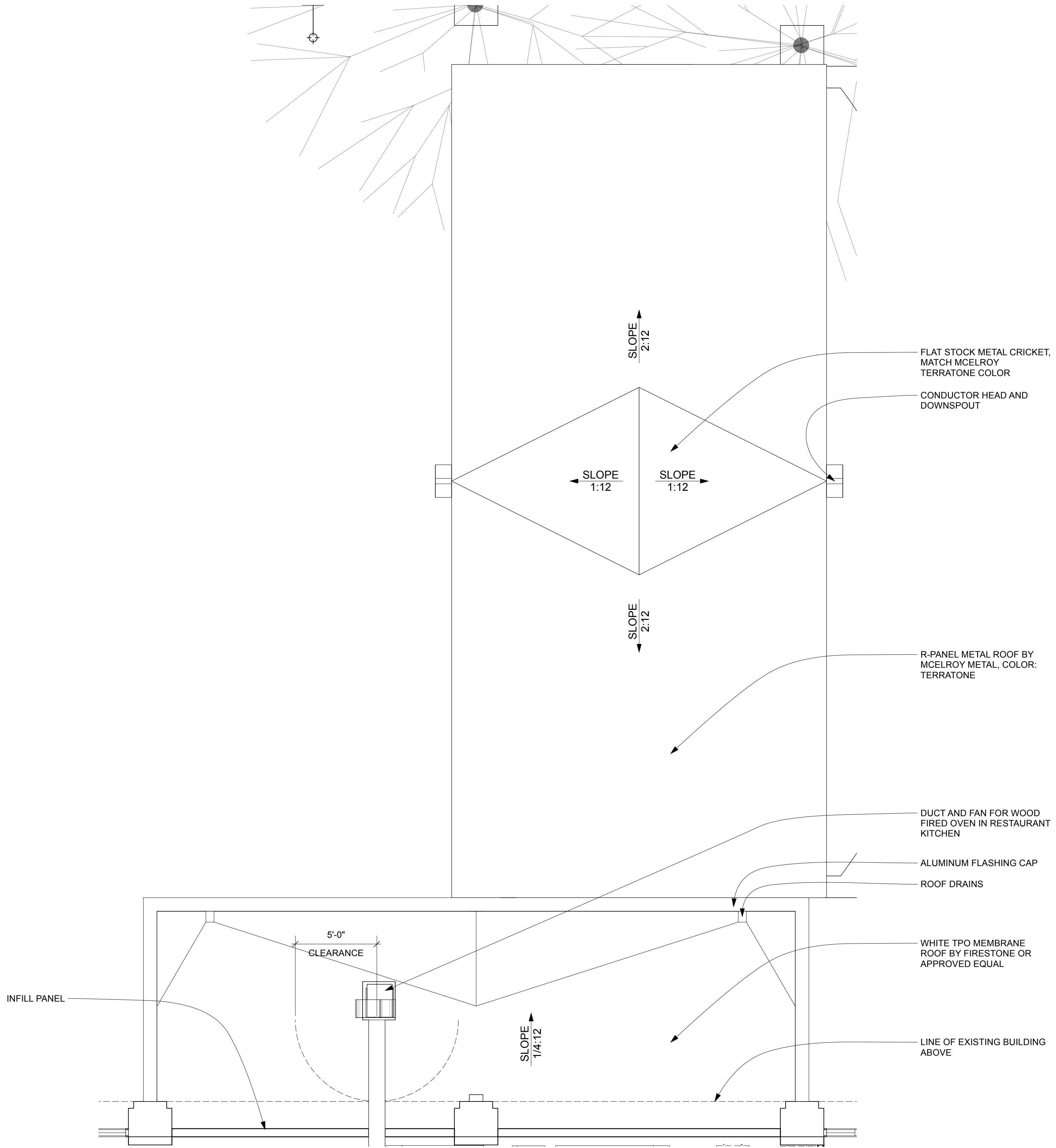
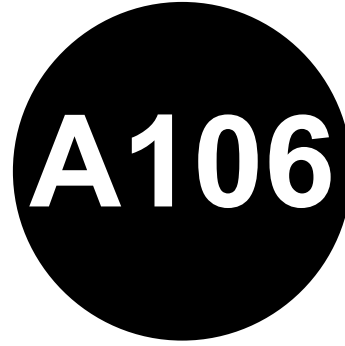
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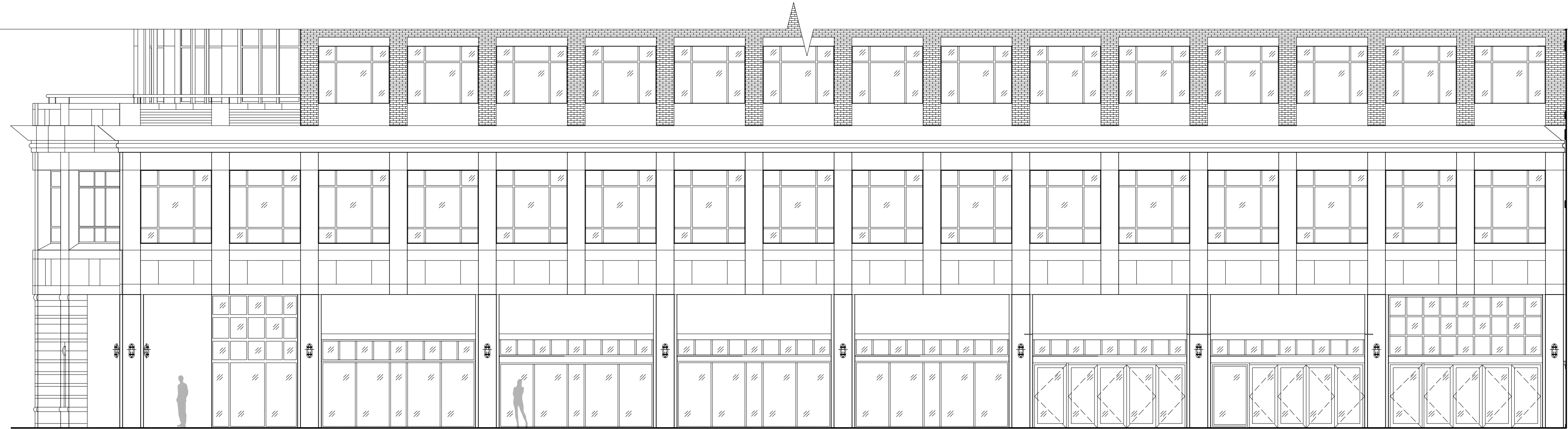


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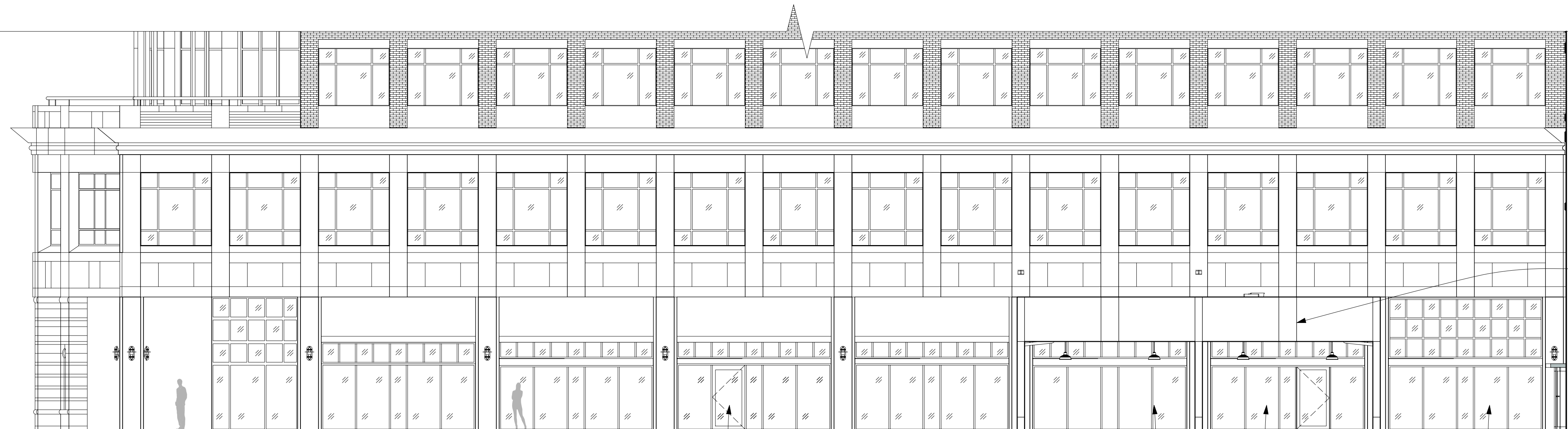
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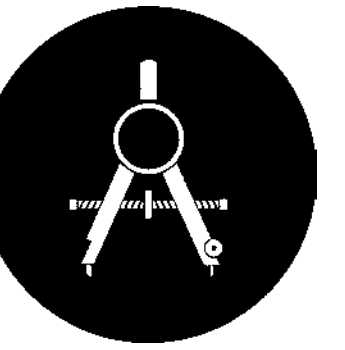
4
A106 ENLARGED ROOF PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING NORTH EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"



1 PROPOSED NORTH EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"



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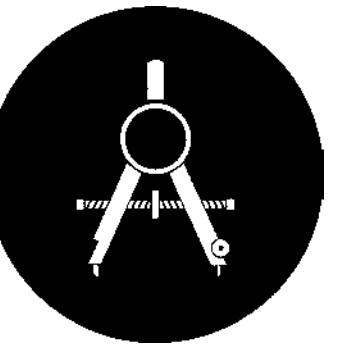
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A201



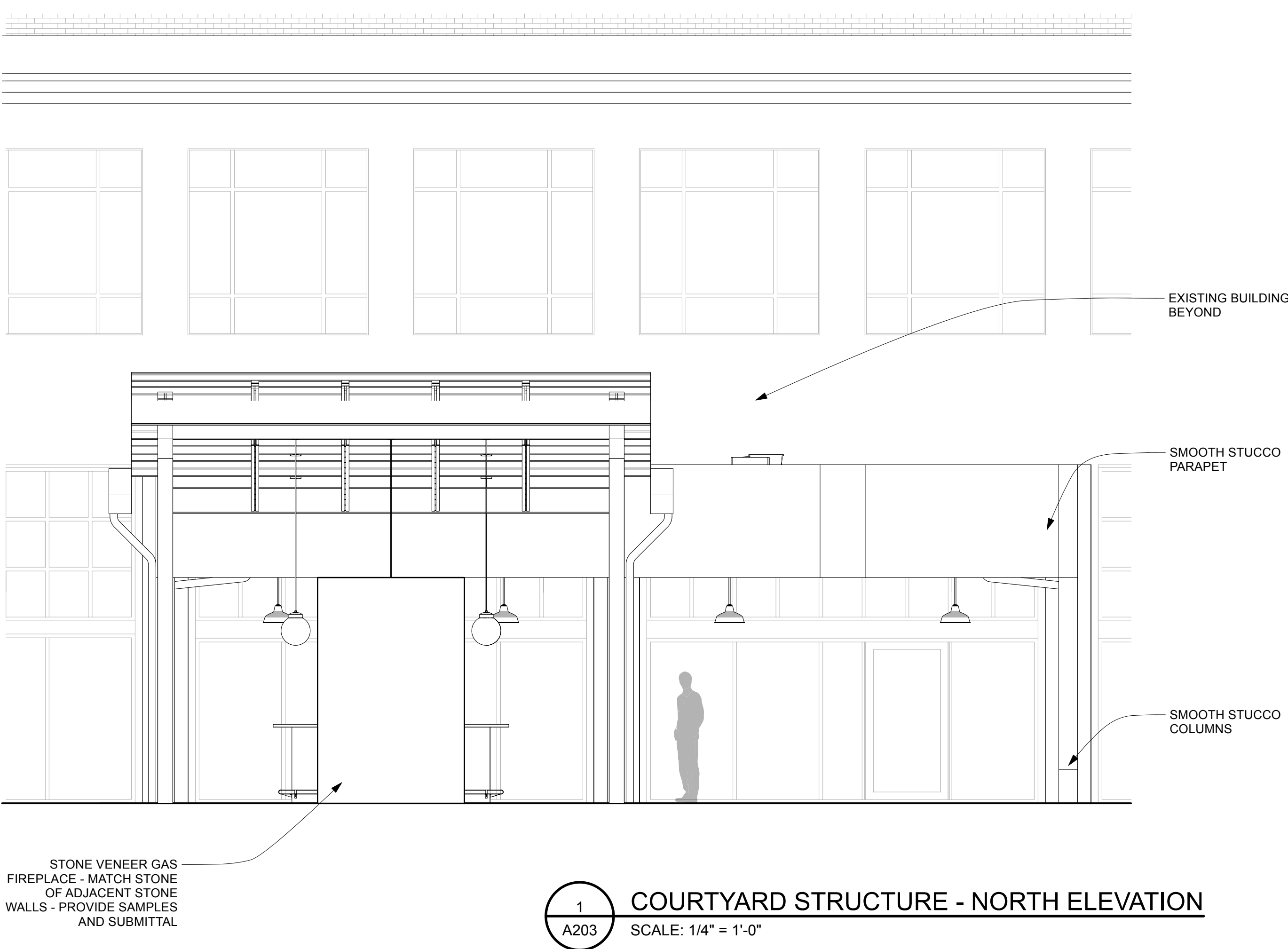
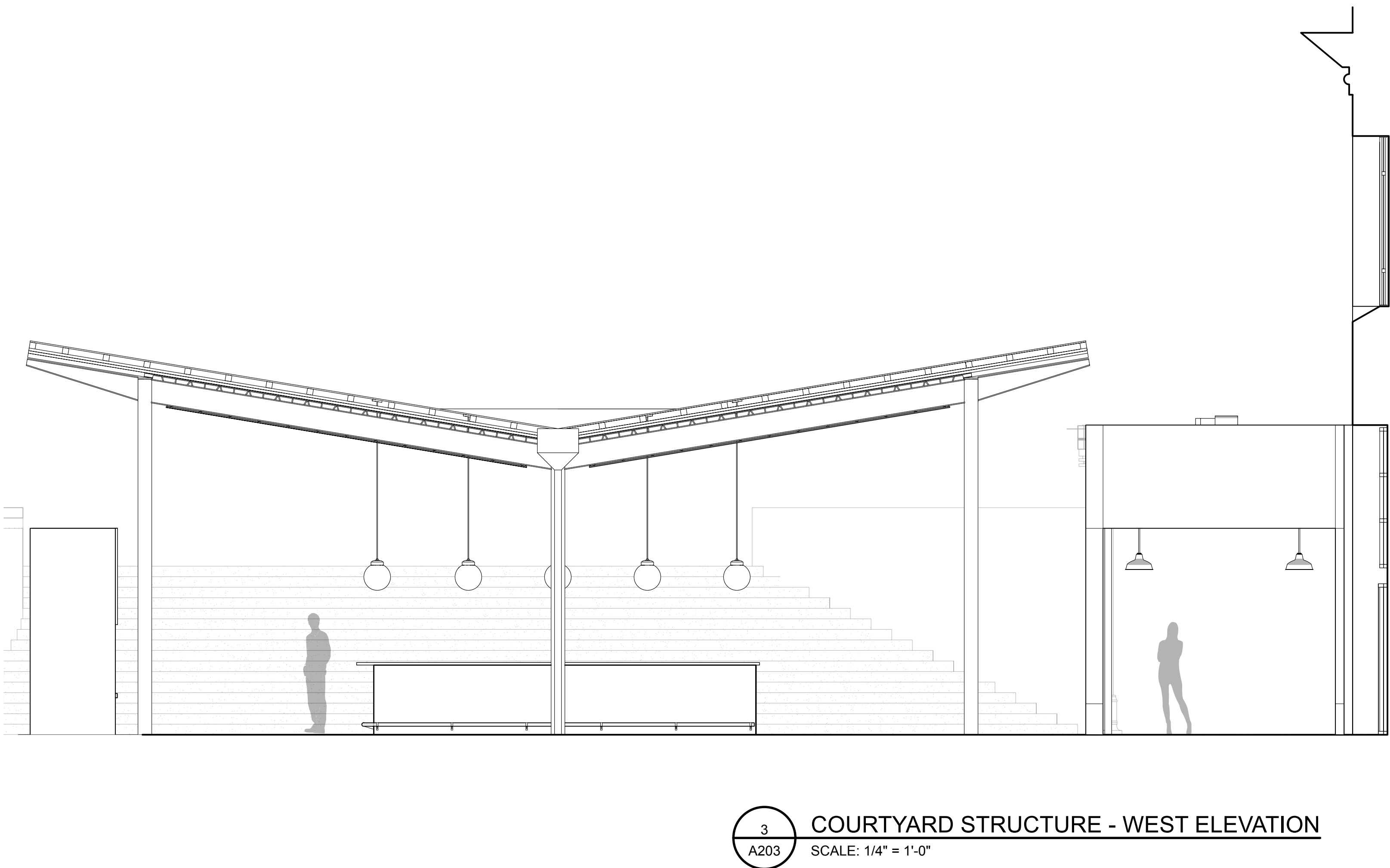
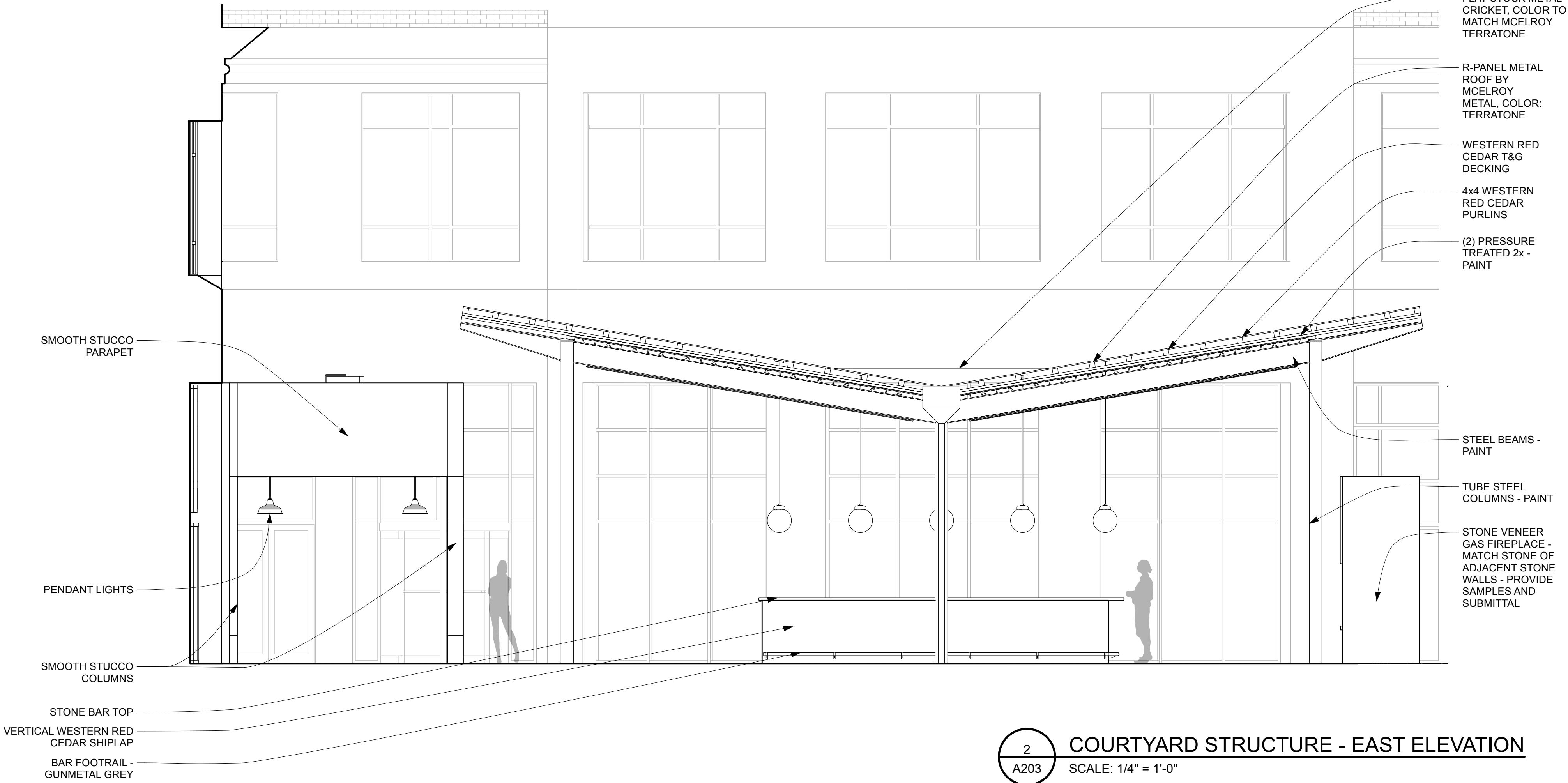
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1
A204 VIEW FROM VILLAGE GREEN





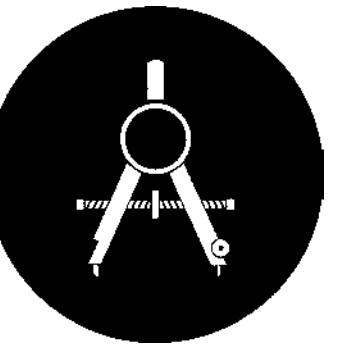
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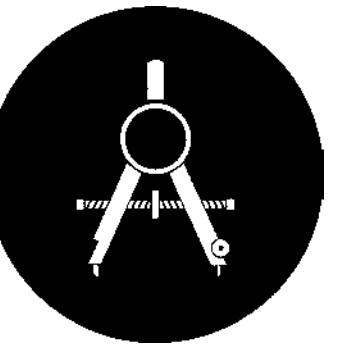


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1
A205 VIEW FROM MAIN STREET



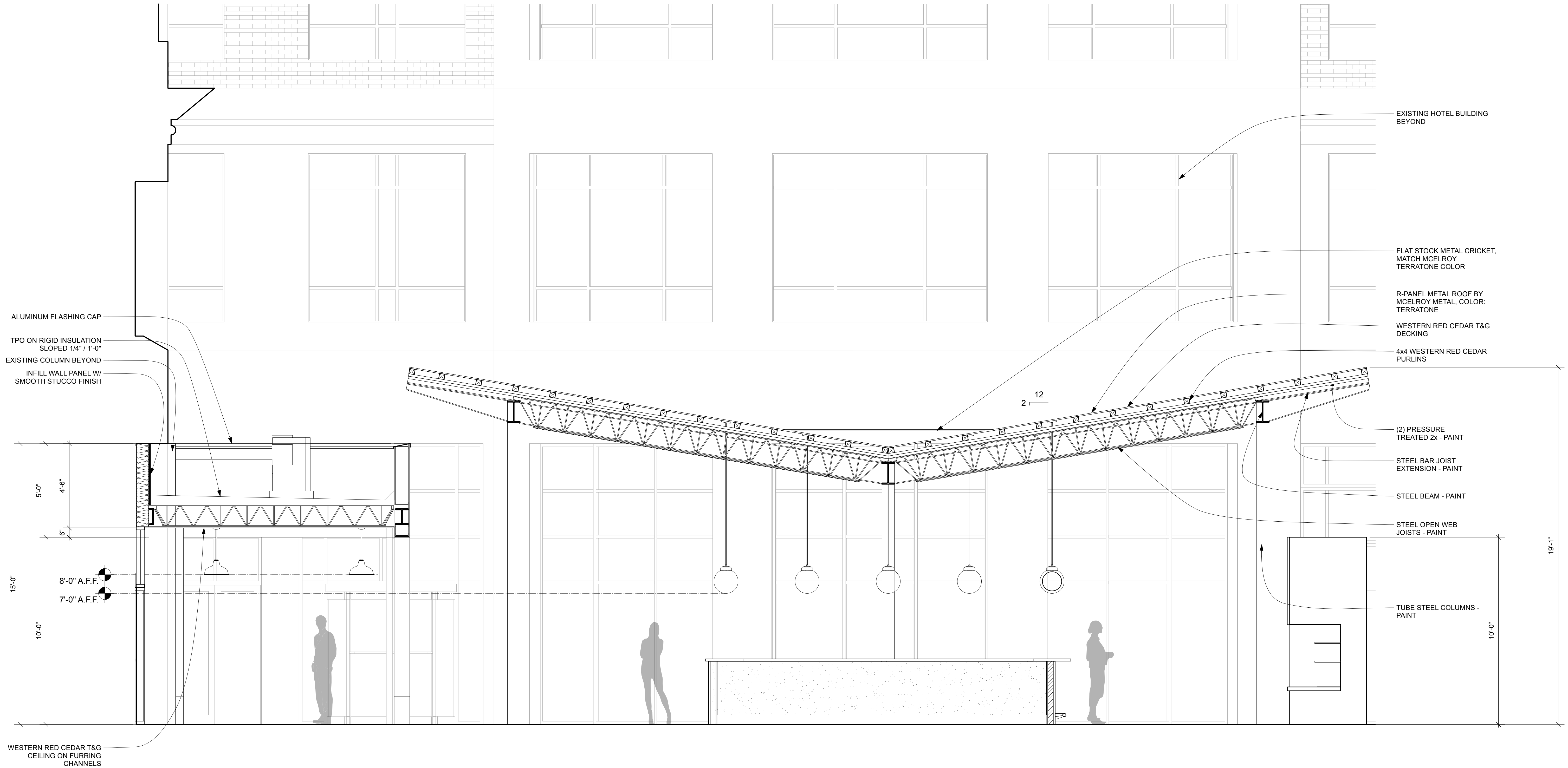
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1
A301

COURYARD STRUCTURE BUILDING SECTION
SCALE: 3/8" = 1'-0"